

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration and Urban Development Department - Machilipatnam Municipality – Change of land use from Residential use to Commercial use in R.S.No.254/2, 255 to an extent of 3282.10 Sq.Mtrs of Batchupet, Machilipatnam Municipality applied by Sri J. Haranadh Babu and 2 others – Draft Variation Confirmation – Orders – Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 236

Dated:02.12.2014

Read the following:-

1. From the Director of Town and Country Planning, Andhra Pradesh, Hyderabad, Lr.Ro.No.13621/2012/R, Dated:30.01.2013.
2. Government Memo No.2350/H1/2013-1, MA&UD (H1) Department, Dated:23.04.2013
3. From the Director of Town and Country Planning, Andhra Pradesh, Hyderabad, Lr.Ro.No.13621/2012/R, Dated:24.06.2013.
4. Government Memo No.11411/I2/2012, MA&UD (I2) Department, Dated:30.06.2012.
5. Government Memo No.2350/H1/2013, MA&UD (H1) Department, Dated:21.08.2013
6. From the Director of Town and Country Planning, Andhra Pradesh, Hyderabad, Lr.Ro.No.13621/2012/R, Dated:28.08.2013.
7. A.P. Gazette No.626, Part-I, Dated:29.08.2013.
8. Government Memo No.2350/H1/2013, MA&UD (H1) Department, Dated:15.09.2014.
9. From the Director of Town and Country Planning, Andhra Pradesh, Hyderabad, Lr.Ro.No.13621/2012/R, Dated:03.11.2014.

ORDER:

The draft variation to the land envisaged in Machilipatnam General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.626, Part-I, Dt:29.08.2013. The Director of Town & Country Planning, Hyderabad in the reference 3rd read above has informed that, the applicant has paid an amount of Rs.98,490/- towards development / conversion charges and in the reference 9th read above the Director of Town and Country Planning, Andhra Pradesh, Hyderabad has also informed that, the Commissioner, Machilipatnam Municipality has published the draft variation notification in two daily news papers. Upon publication of notification, no suggestions/objections received from the public. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad..
The Director Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry, E.G. District.
The District Collector, Krishna District, Machilipatnam.
The Commissioner, Machilipatnam Municipality, Krishna District.
Copy to: The Regional Deputy Director of Town Planning, Rajahmundry.
SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER
(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Machilipatnam General Town Planning Scheme, the Master Plan, which was sanctioned in G.O.Ms.No.291 MA., dated:25.07.2011, which it is proposed to make in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.Sy.No.254/2, 255 to an extent of 3282.10 Sq.Mtrs of Bachupeta, Machilipatnam Town and the boundaries of which are as shown in the schedule hereunder, which is earmarked for Residential use in the General Town Planning Scheme (Master plan) of Machilipatnam sanctioned in G.O.Ms.No.291 MA., dt.25.07.2011 is now designated for Commercial use by variation of change of land use based on the Council Resolution No.257, dated 15.10.2012 as the proposed site is abutting to the proposed 100'-0" Master Plan road and the site is surrounded by residential, institutional and commercial activities and both sides of existing Kennedy road, developed as Commercial Use, is as marked as "A,B,C,D,E,F,G,H,I,J" in the revised part proposed land use map G.T.P.No.20/2013/R available in the Municipal Office, Machilipatnam town, **subject to the following conditions that;**

1. The applicant shall take prior technical approval from the competent authority for future development.
2. the applicant shall handover the land effected to an extent of 326.63 Sq. Mtrs to widen the existing 12.0 mts wide road to 30.0 mts wide road as per sanctioned General Town Planning scheme of Machilipatnam Town at free of cost through registered gift deed.
3. the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the proof of any title of the land.
7. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	House of A. Gurunadh Rao.
South	:	Building of G. Anjaneya Sarma & Shops of D.Neelima.
East	:	Existing 12.0 mts wide Kennedy Road.
West	:	Site of P. Subba Rao.

Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER